

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		ELIOT RD, ARLINGTON

OWNERSHIP

Owner 1:	GERMAN DAVID K ETAL/ TRUSTEES			
Owner 2:	DAVID K GERMAN & JENNIFER L			
Owner 3:	BARRY REVOCABLE LIVING TRUST			
Street 1:	52 ELIOT RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	GERMAN DAVID KENT & -		
Owner 2:	BARRY JENNIFER LYNN -		
Street 1:	52 ELIOT ROAD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .167 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7276.000	443,200		542,500	985,700
Total Card	0.167	443,200		542,500	985,700
Total Parcel	0.167	443,200		542,500	985,700
Source: Market Adj Cost		Total Value per SQ unit /Card:		733.41	/Parcel: 733.41

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	443,200	0	7,276.	542,500	985,700		Year end	12/23/2021
2021	101	FV	430,700	0	7,276.	542,500	973,200		Year End Roll	12/10/2020
2020	101	FV	430,700	0	7,276.	542,500	973,200	973,200	Year End Roll	12/18/2019
2019	101	FV	328,000	0	7,276.	702,100	1,030,100	1,030,100	Year End Roll	1/3/2019
2018	101	FV	328,000	0	7,276.	446,800	774,800	774,800	Year End Roll	12/20/2017
2017	101	FV	328,000	0	7,276.	408,500	736,500	736,500	Year End Roll	1/3/2017
2016	101	FV	229,600	0	7,276.	331,900	561,500	561,500	Year End	1/4/2016
2015	101	FV	167,300	0	7,276.	331,900	499,200	499,200	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2016	Sales Review	PT	Paul T
4/11/2016	SQ Returned	EMK	Ellen K
5/26/2015	Permit Insp	PC	PHIL C
5/6/2009	Meas/Inspect	372	PATRIOT
10/21/1999	Inspected	267	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	264	PATRIOT
8/24/1993		AJS	

Sign: _____

VERIFICATION OF VISIT NOT DATA ____/____/____

Total AC/HA: 0.16703	Total SF/SM: 7276	Parcel LUC: 101	One Family	Prime NB Desc	KEL/MANOR		Total: 542,538	Spl Credit		Total: 542,500
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EXTERIOR INFORMATION

Type:	6	- Colonial
Sty Ht:	2A	- 2 Sty +Attic
(Liv) Units:	1	Total: 1
Foundation:	3	- BrickorStone
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:	8	- Brick Veneer 5 %
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	Beige	
View / Desir:	k	- Kelwyn Manor

GENERAL INFORMATION

Grade:	C+	- Average (+)
Year Blt:	1938	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:	G17	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

MOBILE HOME

SPEC FEATURES/YARD ITEMS

SPECIAL FEATURES/STANDARD ITEMS										PANELS										OTHERS		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value				
2	Frame Shed	D	Y	1	8X11	A	AV	1990	0.00	T	23.2	101										